

Commercial Property Listing

4270 South Howell Avenue

Town of Lake Neighborhood



LISTING PRICE: \$125,000

Building: One story Store building with 3,024 SF
Lot Area: 8,906 SF lot with on-site parking for approximately 15 cars.
Zoning: LB2, Local Business
Photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building for commercial use in a timely manner and retain glazing along street frontage.
- Remove fee-standing sign.
- Remove the southern driveway along Howell Avenue.
- Install new landscaping along street frontages and at street corner. Landscape plan on listing page website.

PERMITTED COMMERCIAL USES

- Café, photography studio; employment agency; professional offices
- General retail and service, artist Studio, home improvement center, Laundromat

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Convenience store, principle parking lot, social service, medical service facility, cash for gold business, religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other uses not permitted by zoning.

AVAILABLE RESOURCES

- Façade Grants. Information at city.milwaukee.gov/facade
- Retail Investment Fund. Information at city.milwaukee.gov/rif
- White Box Program information available at www.milwaukee.gov/whitebox
- Commercial Property Renovation Fund. Contact Marcey Patterson at (414)286-0739 or mpatte@milwaukee.gov for details.
- Business financing may be available through Milwaukee Economic Development Corp., at www.MEDOnline.com



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing and DCD approval of building plans.
- Buyers must not violate City Buyer Policies at submittal and at closing. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact 414-286-5730 for access.

Submittal: 1) Completed "Proposal Summary" submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
2) Detailed Scope of Work for renovation of the building (façade rendering may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Matt Haessly, Department of City Development, 414-286-5736 or mhaess@milwaukee.gov.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.